



A MODERN DETACHED THREE BEDROOM PROPERTY IN EXCELLENT ORDER SITUATED IN A PROMINENT ELEVATED SETTING

Post Mill House, 6 Bellamy's Lane, Burnham Market, Norfolk PE31 8ES

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ESTABLISHED 1966

Post Mill House
6 Bellamy's Lane
Burnham Market
Norfolk
PE31 8ES

A detached property constructed in the early 1980's, extended in 2010 with further recent upgrading, single garage, parking for two cars and a low maintenance part walled garden.

Guide Price: £795,000 (24.03.25)
Freehold BUR070107

- A very well-presented detached property.
- Offered for sale with no onward chain.
- Accommodation of over 1500 sq.ft. set out as follows; Entrance Hall, Cloakroom, Kitchen/Dining Room, Utility Room, Sitting Room, Landing, Master Bedroom with En-suite Shower Room interconnecting to Bedroom 4, two further Bedrooms and a Bathroom.
- Outside; Outside; to the side is a driveway, single garage and level access to the front of the house which has a small enclosed lawned area. A gate gives access to the side/rear garden.
- Oil fired central heating, wood-burning stove and double glazed windows.
- **AGENTS NOTE;** a restrictive covenant in the deeds states that the property must be used as "...a private residence in the occupation of one family". Case law in 2020 determined this to mean that the property should not be used as a furnished holiday let. It does not prevent it being used as a main home, second home or being let out long-term.









BURNHAM MARKET is one of Norfolk's most sought-after addresses; a large, thriving village with handsome, principally Georgian, properties set around a grassy Market Place also known as the Green.

The village offers a range of traditional shops including; a Post Office, wine merchant, fish mongers, butchers and a deli. There are two pubs and several restaurants, cafes and a fish and chip shop. Other facilities include; a garage, doctors' surgery and a dentist. There is an excellent coastal bus service.

The village lies about a mile inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Over Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along with links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region.

There is a mainline railway connection to London King's Cross in 97 minutes from King's Lynn (21 miles).





FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

HEATING: Oil fired central heating.

COUNCIL TAX: Band C.

SERVICES: Mains water, electricity & drainage.

BROADBAND: Ofcom report that Superfast broadband is available at the property.

MOBILE COVERAGE: Ofcom report the following reception inside the property; Voice; EE, Vodafone & Three-Limited, O2 -Likely. Data; EE. Three, Vodafone & O2-Limited. Ofcom report the following reception outside the property; EE, Three, O2 & Vodafone are likely to have voice and data.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request





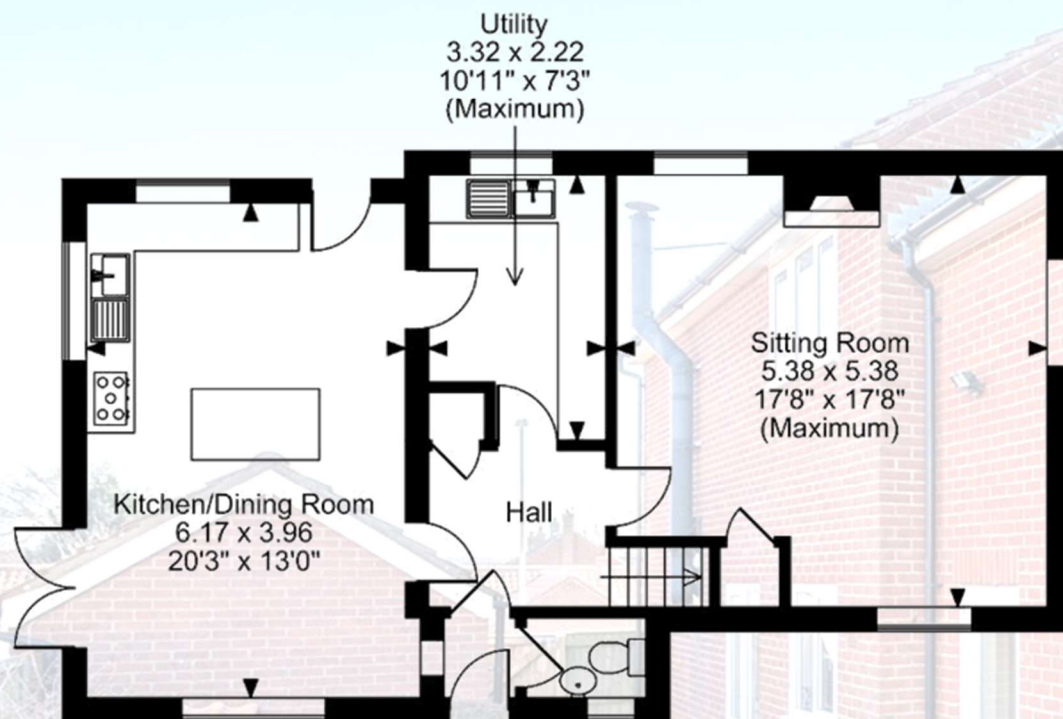
Bellamys Lane, Burnham Market, Burnham Market

Approximate Gross Internal Area

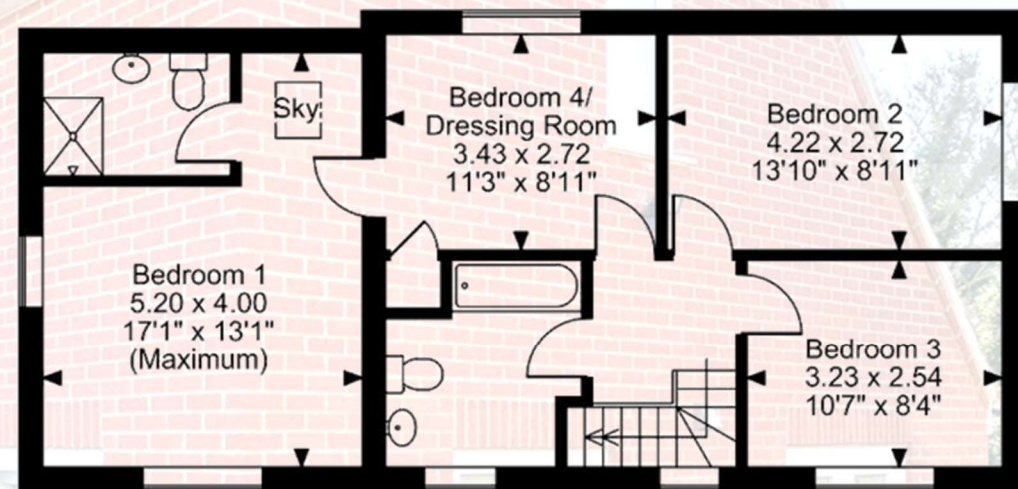
Main House = 1454 Sq Ft/135 Sq M

Garage = 165 Sq Ft/15 Sq M

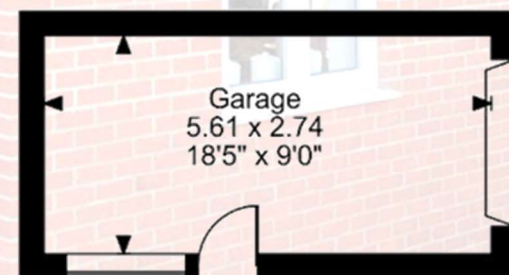
Total = 1619 Sq Ft/150 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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